

Eau Claire North Barstow Redevelopment

From 1875 to 1971, this brownfield site, located along the confluence of the Chippewa and Eau Claire rivers, was used for various industrial operations, including a foundry/sawmill and a manufactured gas plant.

Today the four-story Royal Credit Union office building now stands on the property, parallel to the Eau Claire and Chippewa rivers, and three businesses there employ 265 people. An 11,200 square-foot pavilion hosts the Eau Claire Farmers' Market, and the Chippewa Valley Bike Trail extends along both riverbanks. East of the pavilion, \$9 million has been designated for condominium and business construction.

The Royal Credit Union building, valued at \$14 million, brought 200 jobs to the downtown area and contributes nearly \$270,000 in annual taxes. The value of commercial downtown property increased 37% over the last three years. Phoenix Parkside LLC also started construction on a \$1.5 million pharmacy and signed a developer's agreement with the City to complete a four-block mixed-use project worth \$20 million. The \$5.0 million Phoenix Park also serves as the focal point for major area events.

- State environmental fund (\$200,000)
- WI Department of Commerce Brownfields Grant (\$750,000)
- WI Department of Natural Resources (DNR) Brownfields Site Assessment Grant (\$100,000)
- WI DNR Stewardship Grants (\$625,800)
- WI DNR Green Space and Public Facilities Grant (\$5,000)
- WI DNR Urban Rivers Program Grant (\$242,185)
- U.S. Housing and Urban Development (HUD) grant (\$223,500)
- WI DNR Certificates of Completion—Voluntary Party Liability Exemption process
- Xcel Energy (\$1 million)



Photos courtesy of the WI DNR

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